

**18 Butler Street, Kioloa, NSW 2539**

**Bella**

**Sold House**

Saturday, 9 December 2023

18 Butler Street, Kioloa, NSW 2539

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 715 m2**

**Type: House**



Jo Humphries

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**\$800,000**

Come and inspect this gorgeous A-frame home set between the crystalline beaches of the South Coast and the rich bushland of Murramarang National Park. Positioned on a quiet little street, this highly sought after location is only a 5 min walk away from the idyllic Kioloa beach, with gentle waves, a safe harbour and boat ramp, and neighbouring surf beaches for endless fun on the water. Featuring a generous 714sqm block, this house also has a modern bathroom and updated kitchen. A brand new roof and decking that wraps around most of the house means there is ample space for indoor/outdoor entertaining at this peaceful abode. Plenty of morning and afternoon sun, sweet summer breezes and recent insulation guarantee comfortable living all year round – not to mention the split air conditioning and slow combustion heater. Two bedrooms with built-in wardrobes capture generous amounts of natural light, with the larger one overlooking the lush greenery of the National Park. A bathroom both inside and outside facilitates comfortable, open plan living and a multi-use garage leaves room for many additional uses, from extra storage to studio space with floating floor boards. Current structure and flooring has been developed by a reputable architect in accordance with council requirements to extend this to create a granny flat or Airbnb style residence if desired. This serene and sunny oasis is ideal for those seeking an idyllic beachside lifestyle. This will go quickly so do not delay your inspection! I am available 24/7 with any questions you may have. Do not hesitate in contacting me on 0417 276 793. Disclaimer: Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf our behalf, whether orally or in writing. No entity or person guarantees the performance of the property. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available.